



Planning Commission

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TO: City Council

February 6, 2013

FM: Kathy Richardson, Chair

Mike Luxenberg, Vice Chair

RE: Parking Lot items identified during the ECA review process.

During the course of the Environmental Critical Area (ECA) update process a number of items were raised that were outside the scope of the review that the Planning Commission had been tasked to perform by the City Council. We noted these items when they arose and placed them in a “parking lot”. The Planning Commission has not done any fact-finding and makes no recommendations in connection with these items.

Parking Lot Items:

Seismic Hazard Area

- 1-5. Update the Critical Aquifer Recharge Area map (based upon information from the water and sewer districts in the city), and monitor United States Geological Survey (USGS) mapping of the Sammamish region.
- 1-4. Adopt a new Seismic Hazard Area map based on the 2004 DNR Liquefaction Susceptibility Map.

Wetlands

- 3-9. Conduct one or more focused basin-level planning studies to evaluate existing functions and likely future development patterns.

Lake Management Areas

- 3-12. Beaver Lake phosphorous modeling work should include an evaluation of the impacts of various stormwater treatment performance goals for reducing phosphorus loading to the lake.

Erosion Hazard Near Sensitive Water Body overlay

- 4-1. Update maps to correctly label “Erosion Hazard Areas” (Figure 1 of the BAS report) and “Erosion Hazard Near Sensitive Water Body Overlay”.

Other

1. Creation of an Ombudsman position to facilitate city / applicant / property owner interactions (public comment #61).
2. Amend the net density ordinance to eliminate the deduction of critical areas and buffers from gross acreage (public comments #15, 74, 108)